



Brookside Farm, 57 Broad Lane, Stapeley, Nantwich CW5 7QL

**CHESHIRE
LAMONT**



An outstanding four bedroomed principal house and separate detached two bedroomed bungalow within gardens, grounds and grassed fenced paddocks extending overall to 7.83 acres including a detached triple garage, large apron and superior Monarch equestrian barn incorporating 10 loose boxes, tack room and store. Viewing highly recommended.

- A superb and delightfully appointed detached farmhouse with excellent equestrian facilities
- Large American barn incorporating 10 loose boxes, tack room and store
- Standing in gardens, grounds and fenced grass paddocks to 7.83 acres overall and within lovely surrounding countryside
- With a separate detached 'A' rated bungalow, triple garage, Breeze House, large concrete apron and landscaped gardens with large ornamental pond
- In a superior and prominent position on the periphery of Nantwich
- Brookside Farm ground floor- reception hall, media room, lounge, sunroom and spacious open plan family dining kitchen with utility room
- Brookside Farm second floor - master bedroom with dressing area and en-suite, three further bedrooms and family bathroom
- Moll's Cottage - bow-fronted lounge, breakfast kitchen, bedroom with dressing room and Jack and Jill shower room
- 30 solar panels and battery storage, second gated entranceway and adjoins a bridle path

Agents Remarks

Brookside Farm, 57 Broad Lane, Stapeley combines excellent primary accommodation with an ancillary dwelling with superb, versatile triple garaging and very spacious Monarch American barn incorporating 10 stables, tack room and store. The house incorporates delightful features with a Christian's kitchen, large open plan living family dining space, four first floor bedrooms, three further reception rooms and well appointed en-suite and bathroom. The adjoining detached bungalow provides well



appointed accommodation and generates a regular holiday income through Sykes Cottages.

BROOKSIDE FARM

The property is set back from the road with a brick pillared gateway incorporating a gate allowing access to a long cobbled driveway leading through delightful lawned front gardens incorporating an ornamental garden pond. The driveway continues to a cobbled forecourt area, benefiting from delightful south facing views and to a recessed porch with a handsome oak panelled door within oak glazed surround allowing access to:

Galleried Reception Hall

A stunning entrance to the property with a large galleried landing overlooking the hall, tiled flooring, under stairs area, under stairs cupboard, large overhead eaves window and a hardwood door leads to:

Cloakroom

With a wall mounted wash basin, WC and tiled flooring.

Media/Living Room 15' 1" x 11' 11" max (4.59m x 3.64m max)

Well appointed with a fitted media wall incorporating high quality fitted units with cupboards, feature log-effect fireplace and television niche, double glazed windows to front and side elevations, coved ceiling and wall light points.

Lounge 12' 3" x 11' 11" (3.73m x 3.64m)

With a cast iron fireplace inset within tiled surround upon raised marble hearth, arched double glazed windows to either side of chimney breast, coved ceiling, wall light points and sectional glazed double doors lead to:

Sun Room/Home Office 8' 2" x 12' 8" max (2.50m x 3.87m max)

With a uPVC double glazed door to front elevation, uPVC double glazed windows to side elevation, vaulted ceiling incorporating recessed lighting and two Velux windows.

Open Plan Family Dining Kitchen 27' 8" max x 26' 5" max (8.43m max x 8.05m max)

Wonderfully appointed with outstanding aspects over open fields to the side and aspects over the gardens.

Kitchen

Superbly appointed with a range high quality Christian's kitchen units comprising cupboards, drawers and shelving, Corian working surfaces, incorporating twin underslung sinks, butchers block topped island with cupboards and drawers beneath, Rangemaster inset within chimney surround, integrated dishwasher, tiled



flooring, recessed ceiling lighting, double glazed window overlooking open fields, coved ceiling and open access to:

Stunning Family Dining Area

Benefiting from wonderful aspects over the front gardens via a double glazed window, raised exposed Cheshire brick fireplace incorporating a gas log-effect burner, uPVC double glazed sliding patio doors to courtyard elevation providing lovely views over the 7 acres at the rear, coved ceiling, tiled flooring and a sectional glazed door leads to:

Utility Room 8' 2" x 11' 1" (2.49m x 3.38m)

Fully appointed with a superb range of high quality units, plumbing for washing machine, one and a half bowl enamel sink, niche for American-style fridge freezer, recessed ceiling lighting, double glazed window, uPVC double glazed door to rear, tiled flooring and a door leads to:

Cloakroom

With wall mounted wash basin, WC and double glazed window.

First Floor Galleried Landing

With access to loft and a hardwood door leads to:

Master Bedroom Suite 19' 3" x 10' 0" (5.88m x 3.06m)

Enjoying superb views over the grounds to the east of the property via a double glazed window to side elevation, further double glazed window to front elevation, fitted wardrobes, bed niche with cupboards above and drawers to either side, dressing table, coved ceiling and an archway to:

Dressing Area

With full height fitted wardrobes, coved ceiling, recessed ceiling lighting and a hardwood door leads to:

En-Suite Shower Room

With a large walk-in shower cubicle, pedestal wash basin, WC, half tiled walls, tiled flooring, recessed ceiling lighting and double glazed window.

Spacious Family Bathroom

Delightfully appointed with a corner fitted shower cubicle, WC, pedestal wash basin, tiled double ended bath incorporating central shower taps, double glazed window, tiled flooring and recessed ceiling lighting.

Bedroom Two 15' 3" max x 11' 11" (4.64m max x 3.63m)

With a double glazed window to front and side elevations and fitted wardrobes.



Bedroom Three 10' 0" x 11' 11" max (3.05m x 3.63m max)

With a double glazed window to south elevation and fitted wardrobes.

Bedroom Four 8' 2" x 9' 8" (2.49m x 2.94m)

With a double glazed window to rear elevation.

Externally

Brookside Farm provides hedge-lined fenced paddocks, accessed from a central bridle track adjoining the large American equestrian barn. The house stands in lovely south facing landscaped gardens with a high quality Breeze House, large co-stocked pond and is approached over a long cobbled sweeping drive with a handsome splayed pillared entrance. A large cobbled driveway provides superb parking and the drive continues to a large concrete apron. The property benefits from an additional approach to the rear of the house from Broad Lane and leads to parking at the rear via double gates.

Stable Block 32' 6" x 69' 2" (9.91m x 21.07m)

Upon the courtyard stands a purpose-built American equestrian barn, constructed by Monarch, that incorporates 10 loose boxes, tack room and store. Double doors to the rear lead on to a paddock.

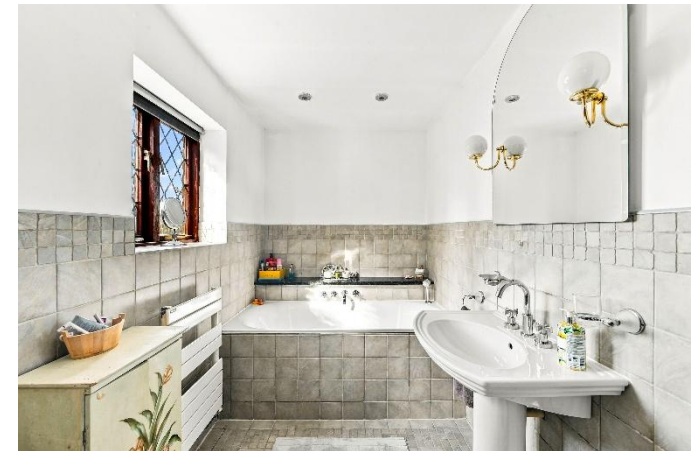
Garage Block

With electrically operated remote controlled roller doors to front.

Garage One 13' 4" x 11' 3" (4.06m x 3.43m)

Garage Two 13' 4" x 8' 0" (4.06m x 2.44m)

Garage Three 16' 9" x 10' 11" (5.11m x 3.33m)





MOLL'S COTTAGE

A detached single storey barn conversion of Cheshire brick construction enjoying lovely views over the gardens.

Entrance Porch

With hardwood framed windows and a section glazed hardwood door leads to:

Superb Partially Vaulted Breakfast Kitchen 18' 1" x 12' 2" (5.52m x 3.70m)

Fully appointed with a superb range of units, wall mounted display shelving, built-in oven, four ring gas hob, plumbing for washing machine, plumbing for dishwasher, high quality oak- effect plank flooring, double glazed window overlooking courtyard and sectional glazed doors lead to:

Lounge 17' 10" x 18' 6" (5.44m x 5.64m)

A very spacious reception room with a partially vaulted ceiling, double glazed bow window to front elevation, central fireplace incorporating an electric flame-effect fire and sliding hardwood framed double glazed doors to patio garden area.

Bedroom 10' 10" x 11' 7" (3.29m x 3.52m)

With double glazed windows to front elevation, door to walk-in dressing room with a wall mounted Worcester gas fired central heating boiler and access to loft, coved ceiling and a door leads to:

Jack and Jill Shower Room

With a walk-in shower tray, panelled ceiling, recessed lighting, WC, vanity wash basin with drawer beneath, coved ceiling, non-slip flooring and double glazed window.

Tenure

Freehold.

Services

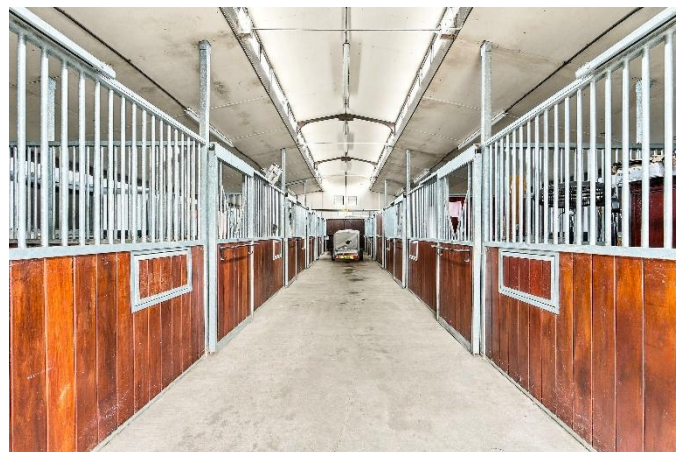
All main services are connected (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

Proceed along Wellington Road, past Brine Leas Academy and follow the road round to the right, through the traffic lights and past The Globe Public House. The property is situated on the left hand side.



Brookside Farm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



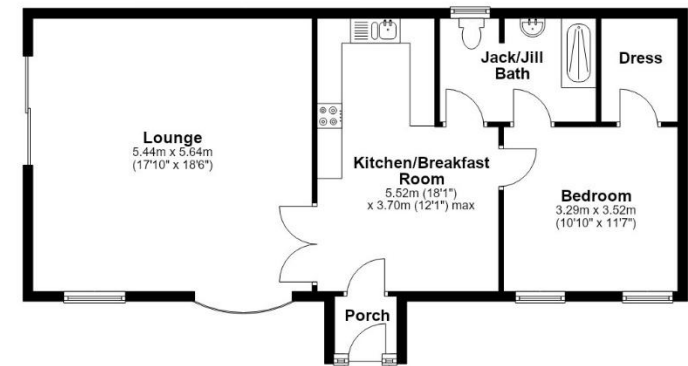
Ground Floor



Moll's Cottage

Score	Energy rating	Current	Potential
92+	A	116 A	143 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



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